



# AGENDA REPORT

**TO:** Jestin D. Johnson  
City Administrator

**FROM:** Josh Rowan  
Director of Transportation

**SUBJECT:** Affordable Housing and Sustainable  
Communities Program Cycles 8 & 9

**DATE:** February 26, 2026

City Administrator Approval

  
Jestin Johnson (Feb 27, 2026 10:31:05 PST)

Date: Feb 27, 2026

## **RECOMMENDATION**

**Staff Recommends That The City Council Adopt the Following Pieces of Legislation:**

- 1) Resolution Authorizing The City To Accept And Appropriate Loan And Grant Funds Under The State Of California's Round 8 2024-2025 Affordable Housing And Sustainable Communities Program For The Residences At Liberation Park Project, In An Amount Not To Exceed \$44,661,404;**
- 2) Resolution Authorizing The City To Accept And Appropriate Loan And Grant Funds Under The State Of California's Round 9 2025-2026 Affordable Housing And Sustainable Communities Program For The 285 12<sup>th</sup> Street Housing Project, In An Amount Not To Exceed \$35,873,066**

## **EXECUTIVE SUMMARY**

Staff recommends that the City Council adopt the proposed resolutions to authorize the City of Oakland (City) to accept and appropriate loan and grant funding from Round 8 and Round 9 of the State of California Affordable Housing and Sustainable Communities (AHSC) Program. These funds will provide critical funds to deliver desperately needed affordable housing units in the City and implement a transformative suite of bicycle and pedestrian infrastructure improvements. These resolutions are a requirement of the AHSC Program to enter into standard grant agreements with the State.

## **BACKGROUND / LEGISLATIVE HISTORY**

The AHSC Program is administered by the State of California Strategic Growth Council (SGC) and the California Department of Housing and Community Development Department (CA HCD). The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support a variety of public policy objectives, including, but not limited to, reducing air pollution, improving conditions in disadvantaged communities, increasing connectivity and accessibility to jobs, housing and services and preserving and developing affordable housing.

March 10, 2026  
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The City has a successful track record of applying for and obtaining AHSC funding. **Table 1** shows the total amount of AHSC Awards received to date.

**Table 1: City AHSC Awards Received To Date**

AHSC Round	Application Name	Housing Units	AHSC Program Award
1	Civic Center 14 Transit Oriented Development	40	\$1,500,000
1	Camino 23	32	\$3,062,730
2	Coliseum Connections	110	\$14,844,762
2	Empyrean and Harrison Hotel	148	\$16,807,556
2	Lakehouse Commons	92	\$18,127,203
3	3268 San Pablo	51	\$11,000,000
3	Coliseum Place	59	\$14,000,000
5	Fruitvale Transit Village IIB	181	\$29,966,039
5	Mandela Station Transit Oriented Development	240	\$29,659,310
6	Lake Merritt BART Senior Affordable Housing	97	\$24,412,978
6	Longfellow Corner	77	\$19,587,014
8	Residences at Liberation Park	119	\$44,661,404
9	285 12 <sup>th</sup> Street	65	\$35,873,066
<b>Total</b>		<b>1,311</b>	<b>\$263,502,062</b>

On January 19, 2024, the State of California released the Notice of Funding Availability (NOFA) for the 2024-2025 AHSC funding round. The City submitted a joint application for housing and transportation improvements with Eden Housing and the Black Cultural Zone (BCZ) by the application deadline of March 19, 2024 for the Residences at Liberation Park project. tSGC approved the final list of awards on August 22, 2024. The conditional award letter was received on August 23, 2024, and signed by the City and application partners on September 5, 2024.

On March 25, 2025, the State of California released the NOFA for the 2025-2026 AHSC funding round. The City submitted a joint application with the East Bay Asian Local Development Corporation (EBALDC) by the application deadline of May 28, 2025 for the 285 12<sup>th</sup> Street project, which included housing and transportation improvements. SGC approved the final list of awards on December 10, 2025. The conditional award letter was received on December 10, 2025, and signed by the City and application partners on December 19, 2025.

**ANALYSIS AND POLICY ALTERNATIVES**

The City and its joint applicants were awarded \$80.5 million in AHSC Round 8 and Round 9 loan and grant funds for the projects shown in **Table 2**, below.

**Table 2: Affordable Housing Projects Awarded AHSC Funds**

Application Name	Address	Developer	Number of Affordable Units	Award Amount
Residences at Liberation Park	2751 73 <sup>rd</sup> Avenue, Oakland, CA, 94605	Eden Housing / Black Cultural Zone (BCZ)	119	\$44,661,404
285 12 <sup>th</sup> Street	285 12 <sup>th</sup> Street, Oakland, CA, 94607	East Bay Asian Local Development Corporation (EBALDC)	65	\$35,873,066

City Housing and Community Development Department (HCD) staff carefully vetted these projects and believe both will result in critically needed affordable housing improvements. The Residences at Liberation Park and 285 12<sup>th</sup> Street projects received funding through the City’s 2024 and 2025 NOFAs, respectively. The transportation components of each project, as detailed below, were developed by the Oakland Department of Transportation (OakDOT) and will be implemented by the respective completion deadlines of each AHSC contract.

The Residences at Liberation Park award will provide transportation funding for Laurel Access to Mills, Maxwell Park, and Seminary (LAMMPS) Phase II & III, which will construct a new off-street multi-use path, transit signal priority, and pedestrian and connectivity improvements on MacArthur Blvd and Seminary Ave.

The 285 12<sup>th</sup> Street award will provide transportation funding for three OakDOT projects: (1) Martin Luther King Jr. Way Streetscape, (2) 7th Street Connection, and (3) Broadway Streetscape Improvements. The Martin Luther King Jr. Way Streetscape and 7th Street Connection projects will construct over two miles of protected bike lanes, implement transit access and reliability enhancements, and improve accessibility through reconstructed curb ramps, high-visibility crosswalks, pedestrian lighting, and other safety improvements near the housing site. The Broadway Streetscape Improvements project will deliver a suite of pedestrian safety and transit enhancements near 285 12<sup>th</sup> Street, improving service for over 15 AC Transit bus routes in Oakland. Planned improvements include over one mile of dedicated bus-only lanes on Broadway, transit signal priority at intersections along Broadway and 7th Street, and new bus-boarding islands and shelters.

These projects align with the citywide priorities of housing, economic, and cultural security, and vibrant, sustainable infrastructure by delivering desperately needed affordable housing units and implementing a transformative suite of bicycle, pedestrian, and transit access infrastructure improvements. The two housing developments will construct 184 affordable units in Oakland, as well as provide various workforce development and transit subsidy programs to support residents. The transportation projects will improve the quality, access, and safety of infrastructure for future residents and Oaklanders.

**FISCAL IMPACT**

Adoption of the proposed resolutions will allow the City to meet CA HCD’s conditional award requirements and enter into standard agreements with the State. This will include a disbursement agreement outlining how the AHSC loan and grant funds will be disbursed to the City and the joint applicant parties. The two AHSC Round 8 and Round 9 awards include Sustainable Transportation Infrastructure (STI), Transportation Related Amenities (TRA), Housing Related Infrastructure (HRI), and Program (PGM) components, which will be disbursed to the specified payees indicated below.

Proposed resolution (1) accepts the AHSC Program Round 8 award totaling \$44,661,404 and appropriates \$7,195,126 of the STI and TRA grant funds. The award components and payees are outlined in **Table 3**:

**Table 3: Residences at Liberation Park AHSC Award**

AHSC Program Award Component	Amount Awarded	Payee
STI component #1 and #3	\$7,195,126	City
STI component #2	\$304,874	Liberation Park Residences, L.P.
TRA component	\$1,500,000	City
PGM component	\$661,404	Black Cultural Zone Community Development Corporation
AHSC Program Grant Award	\$9,661,404	
AHSC Program Loan Award	\$35,000,000	Liberation Park Residences, L.P.
AHSC Program Round 8 Award Total	\$44,661,404	

A total of \$8,695,126, which includes \$7,195,126 of STI Program Award funds and \$1,500,000 of TRA Program Award funds, will be allocated in the State of California Fund (2159) in the Laurel Access to Mills, Maxwell Park, and Seminary (LAMMPS) Phase II and Phase III Project (1007351).

Proposed resolution (2) accepts the AHSC Program Round 9 award totaling \$35,873,066 and appropriates \$14,621,000 of the STI grant funds. The Grant Award includes Housing Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), and Program (PGM) components, as detailed in **Table 4**:

**Table 4: 285 12<sup>th</sup> Street AHSC Award**

AHSC Program Award Component	Amount Awarded	Payee
HRI component	\$500,000	EBALDC
STI component	\$14,621,000	City
PGM component	\$379,000	EBALDC

AHSC Program Grant Award	\$15,500,000	
AHSC Program Loan Award	\$20,373,066	285 12 <sup>th</sup> Street, L.P.
AHSC Program Round 9 Award Total	\$35,873,066	

The STI components of the Program Award funds will be allocated in the State of California Fund (2159) as follows: \$7,500,000 in the Broadway Streetscape Improvements Project (1006953), \$50,000 in the Martin Luther King Jr. Way Streetscape Improvements Project (1006954), and \$7,071,000 in the 7<sup>th</sup> Street Connection Project (1006182).

**PUBLIC OUTREACH / INTEREST**

As part of the AHSC application process, the City and its joint applicants were required to demonstrate and document a robust record of community outreach methods (e.g., in person meetings, pop-up tabling, social media, printed flyers distributed in the neighborhood, email list-serves, etc.) and past engagement for the affordable housing and transportation components. This also included documentation that the transportation infrastructure projects were included in a community plan (i.e., specific plan, bicycle master plan, Capital Improvement Program). Details on public engagement for LAMMPS [Phase II](#) and [Phase III](#), [Broadway Streetscape Improvements](#), [Martin Luther King Jr. Way Streetscape Improvements](#), and the [7<sup>th</sup> Street Connection Project](#) are available on the linked project webpages.

**COORDINATION**

The work involved to develop and implement AHSC projects strengthens important relationships between OakDOT, HCD, affordable housing developers, transit agencies, and State partner agencies—SGC and CA HCD. This report and legislation were prepared by OakDOT and HCD in coordination with the Office of the City Attorney and the Budget Bureau.

**SUSTAINABLE OPPORTUNITIES**

**Economic:** The awarded AHSC Program Round 8 and Round 9 loan and grant funds will invest over \$80 million in affordable housing, transportation infrastructure, and programs within the City.

**Environmental:** Projects selected are required to incorporate sustainable design elements, improve energy efficiency and reduce the use of natural resources by utilizing recycled-content materials wherever possible as well as recycle construction debris to meet City waste recycling program requirements. Additionally, successful AHSC applications integrate affordable housing with sustainable transportation infrastructure and programs to reduce vehicle miles traveled and greenhouse gas emissions.

**Race & Equity:** The awarded projects will enhance the provision of basic service levels and quality of life amenities to very low- and low-income neighborhoods. Based on OakDOT’s Geographic Equity Toolbox, the awarded housing and transportation projects are located within or adjacent to Highest and High Priority Neighborhoods in Oakland. Finally, all these projects have consulted with and received thorough feedback from community-based organizations and the public.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

A threshold readiness requirement for the AHSC Program is documented compliance with either the California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA) depending on the type of project. The City and its joint applicants submitted documentation of approved or anticipated environmental clearance certifications for all project components submitted in each application.

The LAMMPS Phase II and III transportation project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.25(b)(1) (pedestrian and bicycle facilities, including new facilities). The Project is also exempt from CEQA pursuant to CEQA Guidelines Sections 15301(c) (Existing Facilities, Highways and Streets), 15302 (Replacement or Reconstruction), 15304(h) (minor alterations to land), and/or 15061(b)(3) (No Significant Effect on the Environment). The City will file a Notice of Exemption (NOE) with the clerk of the County of Alameda prior to beginning construction of the project. For the remaining funded transportation infrastructure projects to be delivered by OakDOT, the City filed a Notice of Exemption (NOE) with the clerk of the County of Alameda as follows:

<b>Project</b>	<b>NOE Filing Date</b>	<b>Statutory Exemptions {Public Resources Code Section 21080}</b>	<b>Categorical Exemptions {California Code of Regulations Section 15300}</b>
7 <sup>th</sup> Street Connection Project	03/08/24	Pedestrian and Bicycle {Sec. 21080.25}	Existing Facilities {Sec. 15301} Replacement or Reconstruction {Sec. 15302} Minor Alterations {Sec. 15304}
Broadway Streetscape Improvements	02/20/24	Pedestrian and Transit, Project Cost \$50M+ {Sec. 21080.25}	Existing Facilities {Sec. 15301} Replacement or Reconstruction {Sec. 15302} Small Structures {Sec. 15303} Minor Alterations {Sec. 15304}
Martin Luther King Jr. Way Streetscape Improvements	03/08/24	Pedestrian and Bicycle {Sec. 21080.25}	Existing Facilities {Sec. 15301} Replacement or Reconstruction {Sec. 15302} Small Structures {Sec. 15303} Minor Alterations {Sec. 15304}

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt The Following Pieces Of Legislation:

- 1) A Resolution Authorizing The City To Accept And Appropriate Loan And Grant Funds Under The State Of California's Round 8 2024-2025 Affordable Housing And Sustainable Communities Program For The Residences At Liberation Park Project, In An Amount Not To Exceed \$44,661,404
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For questions regarding this report, please contact Yvonne Chan, Transportation Planner at [ychan@oaklandcagov](mailto:ychan@oaklandcagov).

Respectfully submitted,



Josh Rowan (Feb 27, 2026 09:47:01 PST)

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March 10, 2026  
Public Works & Transportation Committee

Jestin D. Johnson, City Administrator

Subject: Affordable Housing and Sustainable Communities Program Cycles 8 & 9

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Andre Soucy  
Transportation Planner  
Funding Strategy Section

Attachments (1):

- A. City Administrator List of Designees for AHSC Grant Administration (Delegated Authority)

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